

TOWN OF ELIOT
INCORPORATED 1810
1333 STATE ROAD
ELIOT, MAINE 03903
439-1813

AGENDA ELIOT BOARD OF APPEALS

TYPE OF MEETING: REGULAR MEETING

DATE: October 19, 2023

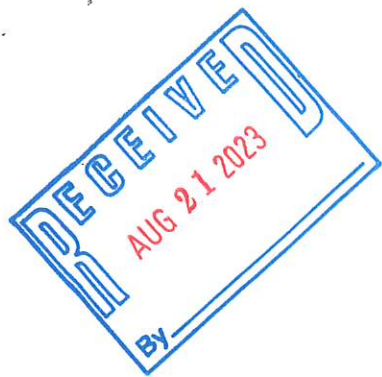
TIME 7:00 P.M.

LOCATION: ELIOT TOWN HALL & REMOTE (OPTION)

- 1. 7:00 PM: ROLL CALL**
- 2. PUBLIC COMMENT PERIOD**
- 3. PUBLIC HEARINGS:**
 - a) Request for a Practical Difficulty Variance by Bruce Turgeon for property located at 22 Boyce Rd., Map 70, lot 30, .67 ac. in the Rural zone to allow for a reduction of side setback requirements from 20' to 12' for garage expansion.**
- 4. REVIEW AND APPROVE PREVIOUS MINUTES**
- 5. OTHER BUSINESS**
- 6. ADJOURN**

**Bill Hamilton, Chairman
Board of Appeals**

**cc: CEO,
S/M,
BOA MEMBERS**



Zone: Rural District
Lot Size: .674013 Acres
Map/Lot: 70/30
Date: 8/18/2023

Request for Practical Difficulty Variance
for legally nonconforming lots of record

Applicant Name: Bruce Turgeon Email: bturgeon@comcast.net
Mailing Address: 22 Boyce Rd. Phone Number: 207-408-9557
Town: Eliot State: ME Zip: 03903
Owner of Property: Bruce Turgeon
Location (Address) of Property: 22 Boyce Road Eliot, ME 03903
York County Registry: Book: 15651 Page: 0156

Please also include:

1. Site Location Map (Tax Map)
2. Proof of Ownership
3. Proof of Proper Representation (if you will not be appearing at the Public Hearing yourself)

In addition, a sketch plan, scaled not less than 1"=20', of the property must accompany this application. It must show dimensions and the shape of the lot, the size and locations of existing buildings, the locations and dimensions of proposed buildings or alterations, and any natural peculiarities of the lot in question.

Indicate the part of the Zoning Ordinance to which you are requesting a variance:

Article: 8 Section: 45 Subsection: 405

The undersigned requests the Board of Appeals consider granting a variance as follows:

- a) Nature of Variance: Describe generally the nature of the variance.

Non-conforming Lot relief request on right side (1 side)
Set back. My building project would leave a right side set back
of about 12' in comparison to the requirement of 20', leaving 8' ft
shortage.

- b) Justification for Variance: In order for a variance to be granted, the appellant must demonstrate to the Board of Appeals that the strict application of the terms of the Zoning Ordinance would cause practical difficulty. There are six criteria that must be met before the Board can find that a practical difficulty exists. Please explain in detail how your situation meets each of the criteria listed on the next page.

1. The need for a variance is due to the unique circumstances of the property and not to the general condition of the neighborhood.

The narrow shape of my property combined with placement of the house and garage limits my options to expand the garage. Can only build out to the right and front of garage.

2. The granting of a variance will not produce an undesirable change in the character of the neighborhood and will not unreasonably detrimentally affect the use or market value of abutting properties.

Proposed project will only minimally expand the width of the current garage (by 2 feet) as well as the length (by 16 feet). Presents no change to the neighborhood and no health & safety concerns. Project will only enhance market values.

3. The practical difficulty is not the result of action taken by the applicant or a prior owner.

Built in 1973 by then standards. I bought the property in 2000.

4. No other feasible alternative to a variance is available to the applicant.

No other reasonable alternative options as those would either be not feasible due to well location, septic location, or would require even further variance requests.

5. The granting of a variance will not unreasonably adversely affect the natural environment.

No impact to natural environment but will correct current issue with water drainage when building new structure.

6. The property is not located in whole or in part within shoreland areas as described in title 38, M.R.S.A. section 435.

The property is not located in shoreland zone.

Use additional sheets of paper if necessary

Date: August 18, 2023

Signed: 

Date Accepted by Town Clerk or Code Enforcement Officer: _____



TOWN OF ELIOT
1333 STATE RD
ELIOT, ME 03903-1324



2023 REAL ESTATE TAX BILL

Telephone Numbers

Tax Questions: 207-439-1817 ex 101

Assessing & Valuation Questions:

207-439-1813 ex 111

Fax 207-439-1415

THIS IS THE ONLY BILL YOU WILL RECEIVE.

This bill covers our fiscal
year 7/1/2022 - 6/30/2023
and does not include any
past due amounts.

CURRENT BILLING INFORMATION

LAND VALUE	\$109,600.00
BUILDING VALUE	\$253,500.00
TOTAL: LAND & BLDG	\$363,100.00
CATEGORY 1	\$0.00
CATEGORY 2	\$0.00
CATEGORY 3	\$0.00
MISCELLANEOUS	\$0.00
TOTAL PER. PROP.	\$0.00
HOMESTEAD EXEMPTION	\$25,000.00
OTHER EXEMPTION	\$0.00
NET ASSESSMENT	\$338,100.00
TOTAL TAX	\$4,091.01
LESS PAID TO DATE	\$0.00

TOTAL DUE ⇒ **\$4,091.01**

S128023 P82039 - 1of1
687
TURGEON, BRUCE R FAMILY TRUST
BRUCE R TURGEON TRUSTEE
22 BOYCE RD
ELIOT, ME 03903-1002

ACCOUNT: 002014 RE

ACREAGE: 0.67

MIL RATE: 12.10

MAP/LOT: 070-030-000

LOCATION: 22 BOYCE RD

BOOK/PAGE: B15651P0156

FIRST HALF DUE: 11/15/2022 \$2,045.51

SECOND HALF DUE: 05/15/2023 \$2,045.50

Partial Payments are accepted. However, interest starts to
accrue on the first installment after Nov. 16, 2022.

TAXPAYER'S NOTICE

Notice is hereby given that your county, school and municipal tax has been committed for collection on October 19, 2022.

INFORMATION

- If you have an escrow account or have sold your real estate since April 1, 2022 - it is your obligation to forward this bill to your mortgage holder or the new property owner.
- As per State Statute, the lien procedure will begin on all real estate for which taxes remain unpaid after eight months and no later than one year from the date of commitment.
- If a receipt is desired, please send a self-addressed, stamped envelope.
- Payments made after due date will be subject to an interest charge at a per annum rate of 4%.
- Without State Aid for Education, Homestead Exemption Reimbursement and State Revenue Sharing, your tax bill would have been 21.8% higher.
- Town of Eliot outstanding bonded indebtedness is \$1,698,262.29.
- Please notify us as soon as possible if your mailing address has changed.
- Delinquent taxes will be published and collections enforced in accordance with Maine laws.
- The last day to apply for an abatement is April 24, 2023
- Office Hours: Monday - Thursday 8:30am - 3:30pm, Closed Fridays.

CURRENT BILLING DISTRIBUTION

York County	\$135.00	3.300%
Town	\$1,055.48	25.800%
S.A.D 35	<u>\$2,900.53</u>	<u>70.900%</u>
TOTAL	\$4,091.01	100.000%

REMITTANCE INSTRUCTIONS

Please make check or money order payable to: Town of Eliot
1333 State Rd Eliot, ME 03903
Please include your account and phone number on the check.

Town Official Website is www.eliotmaine.org
Drop box is available on front of building for payments.

For all up to date municipal information, including elections - please go to
the town's official website: www.eliotmaine.org or call 439-1817.

CURRENT OWNER										UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT										4509			
TURGEON, BRUCE R FAMILY TRUST BRUCE R TURGEON TRUSTEE 22 BOYCE RD ELIOT ME 03903 ELIOT, ME VISION										1	Level	5	Well	1	Paved	2	Suburban	Description RESIDNTL RES LAND RESIDNTL	Code 1010 1010 1010	Assessed 243,800 109,600 9,700	Assessed 243,800 109,600 9,700	Year 2020	Code 1010 1010 1010	Assessed V 209,700 99,600 9,700	Assessed 209,700 99,600 9,700				
										SUPPLEMENTAL DATA																			
										Alt Ptdl ID STYLE GROSS EFFEC PHOTO GIS ID 70-30																			
RECORD OF OWNERSHIP										BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)										
TURGEON, BRUCE R FAMILY TRUST TURGEON, BRUCE R FAMILY TRUST PAPIN NICHOLAS W BAKER EDWARD M MATTHEWS ELLIOTT H										15651	0156	06-05-2009	U	I	I	0	1A	Total 363,100	Total 349,100	Total 363,100	Total 319,000								
										15329	0714	12-26-2007	U	I	I	85,000	1A												
										9908	0171	02-18-2000	U	I	I	190,000	1												
										7175	0134	09-01-1994	Q	I	I	153,000	00												
										4434	0282	08-24-1987	Q	I	I	135,000	00												
EXEMPTIONS										OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int																					
2001	H1	HOMESTEAD EXEMPTION	25000.00																										
Total			25,000.00																										
ASSESSING NEIGHBORHOOD																													
Nbhd		Nbhd Name		Tracing		Batch																							
0001																													
RED																													
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY																			
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result															
19-017	03-17-2019	INGR	Outbuilding	40,000	12-13-2019	100	01-12-2012	16X20X36 INGROUND POOL	12-13-2019	MP			00	Measur+Listed															
11-20	04-21-2011	OB	Residential	6,000	01-12-2012	100	03-30-2001	224 SQ FT 5 SIDED SHED	06-13-2016	MP			00	Measur+Listed															
01-02	01-17-2001	RS		20,000	05-13-2001	100			05-13-2001	KL			01	Measur+1V/isit															
									06-17-1997	CN			00	Measur+Listed															
Total Appraised Parcel Value										Total Appraised Parcel Value					363,100														
APPROAISED VALUE SUMMARY																													
Appraised Bldg. Value (Card)										Appraised Bldg. Value (Card)					240,300														
Appraised Xf (B) Value (Bldg)										Appraised Xf (B) Value (Bldg)					3,500														
Appraised Ob (B) Value (Bldg)										Appraised Ob (B) Value (Bldg)					9,700														
Appraised Land Value (Bldg)										Appraised Land Value (Bldg)					109,600														
Special Land Value										Special Land Value					363,100														
Total Appraised Parcel Value										Total Appraised Parcel Value					363,100														
Valuation Method										Valuation Method					C														
Total Appraised Parcel Value										Total Appraised Parcel Value					363,100														
LAND LINE VALUATION SECTION																													
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value														
1	1010	Single Fam	RD		29,360	SF	3.39	1.10000	5	1.00	1.000		1.0000	3.73	109,600														
Total Card Land Units					29,360	SF	Parcel Total Land Area		0.6740			Total Land Value	109,600																

CONSTRUCTION DETAIL										CONSTRUCTION DETAIL (CONTINUED)									
Element		Cd	Description		Element	Cd	Description												
Style:		03	Colonial																
Model		01	Residential																
Grade:		04	Average +10																
Stories:		2	2 Stories																
Occupancy		1																	
Exterior Wall 1		11	Clapboard																
Exterior Wall 2																			
Roof Structure:		07	Gambrel																
Roof Cover		03	Asph/F Gls/Cmp																
Interior Wall 1		05	Drywall/Sheet																
Interior Wall 2																			
Interior Flr 1		09	Pine/Soft Wood																
Interior Flr 2																			
Heat Fuel		02	Oil																
Heat Type:		05	Hot Water																
AC Type:		01	None																
Total Bedrooms		04	4 Bedrooms																
Total Bthrms:		2																	
Total Half Baths		0																	
Total Xtra Fixtrs		8																	
Total Rooms:		02																	
Bath Style:		03	Good																
Kitchen Style:																			
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)																			
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value									
SPL2	VINYL	L	480	28.00	2008		30		0.00	4,000									
SHD1	SHED FAIR	L	1	600.00	2008		100		0.00	600									
WDK	WOOD DECK	L	600	17.00	2008		50		0.00	5,100									
FPL3	2 STORY CHI	B	1	4000.00	1995		87		0.00	3,500									
										</									

CORRECTIVE

WARRANTY DEED

KNOW EVERYONE BY THESE PRESENTS, That Nicholas W. Papin and Bruce R. Turgeon

of 22 Boyce Road, Eliot, ME 03903,

for consideration paid, grant to

Bruce R. Turgeon, Trustee of The Bruce R. Turgeon Family Trust, under Trust Agreement dated December 8, 1997, of 22 Boyce Road, Eliot, ME 03903

with warranty covenants, the following described property:

A certain lot or parcel of land with the buildings thereon, situated on Boyce Road, Eliot, County of York and State of Maine, being bounded and described as follows:

Beginning at the northwesterly corner of the premises herein conveyed and being at a point by land now or formerly of Lombard; thence running North 84° 15' East along land of said Lombard a distance of two hundred forty-two and twenty-four hundredths (242.24) feet to a stake set in the ground; thence turning and running South 08° 19' East along land now or formerly of Boyce, for one hundred twenty (120) feet to a point; thence turning and running South 84° 15' West along land now or formerly of Boyce, for two hundred forty-seven and fifty hundredths (247.50) feet, more or less, to said Boyce Road; thence turning and running North 05° 45' West along said Boyce Road a distance of one hundred twenty (120) feet to the point of beginning.

Also conveying any and all interest we have in a right-of-way as described in a deed recorded in the York County Registry of Deeds at Book 2004, Page 307.

Boyce Road, so-called, has been and may still be known as Tidy Road in other or existing descriptions of these or other premises.

Reference is further made to subdivision plan of property on Boyce Road, Eliot, Maine, prepared by J. C. Rogers, Surveyor, June 1976 and recorded in the York County Registry of Deeds at Plan Book 79, Page 16, to which plan reference is hereby made for a further description of the premises hereby conveyed.

Meaning and intending to describe and convey the same premises conveyed to Bruce R. Turgeon Family Trust by deed of Nicholas W. Papin and Bruce R. Turgeon, dated December 26, 2008 and recorded in the York County Registry of Deeds at Book 15329, Page 714. The purpose of this Corrective Deed is to identify Bruce R. Turgeon as the Trustee of The Bruce R. Turgeon Family Trust, under Trust Agreement dated December 8, 1997

Signed this 5th day of June, 2009.


Bruce R. Turgeon


Nicholas W. Papin

STATE OF **NEW HAMPSHIRE**
COUNTY OF STRAFFORD

On this 5 day of June, 2009, before me, the undersigned officer, personally appeared **Bruce R. Turgeon**, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and further acknowledged that he/she/they executed the foregoing instrument for the purposes contained therein as his/her/their free act and deed.

My Commission Expires:

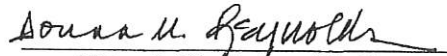




Notary Public/Justice of the Peace

STATE OF **MAINE**
COUNTY OF **YORK**, SS.

On this 4th day of June, 2009, before me, the undersigned officer, personally appeared **Nicholas W. Papin**, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and further acknowledged that he/she/they executed the foregoing instrument for the purposes contained therein as his/her/their free act and deed.

My Commission Expires: 6/1/15


Notary Public/Justice of the Peace
Donna M. Reynolds


SIGNATURE
Escrow & Title Services, LLC
501 Islington Street, Suite 3B
Portsmouth, NH 03801

End of Document

14861

KNOW ALL MEN BY THESE PRESENTS that We, WILLIAM E. BOYCE and NANCY E. BOYCE, husband and wife,

of Eliot, York County, Maine
(being ~~jointly~~ married) for consideration paid, (ONE DOLLAR (\$1.00) and other valuable considerations grant to said Robert E. Dixon and Janet E. Dixon, husband and wife,

of York, York County, Maine
with warranty ~~renewants~~, as joint tenants, the land in Eliot, York County, Maine, to wit:

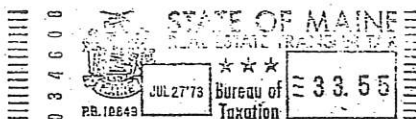
A certain lot or parcel of land and the buildings thereon, situate on Tidy Road, so-called, in Eliot, County of York, State of Maine, bounded and described as follows, to wit:

Beginning at the Northwesterly corner of the premises herein conveyed at line of land of one Lombard; thence turning and running North 84 degrees 15' East along land of said Lombard a distance of two hundred forty-two and twenty-four hundredths (242.24) feet to a stake set in the ground; thence turning and running South 8 degrees 19' East along land of William E. Boyce and Nancy E. Boyce, a distance of one hundred twenty and no hundredths (120.00) feet to a point; thence turning and running South 84 degrees 15' East along land of William E. Boyce and Nancy E. Boyce a distance of two hundred forty seven and fifty hundredths (247.50) feet, more or less, to said Tidy Road; thence turning and running North 5 degrees 45' West along said Tidy Road a distance of one hundred twenty and no hundredths (120.00) feet to point of beginning.

Also, the right to use, in common with others, the following described parcel of land, bounded and described as follows, to wit:

Beginning at the Southwesterly corner of the premises hereinabove conveyed, thence turning and running North 84 degrees 15' East along the Southerly boundary of the premises hereinabove conveyed a distance of one hundred and ten (110) feet to a point; thence turning and running at right angles in a Southerly direction a distance of fifteen (15) feet to a point; thence turning at right angles and running in a Westerly direction one hundred and ten (110) feet, more or less, to said Tidy Road; thence turning and running North 5 degrees 45' West along said Tidy Road a distance of fifteen (15) feet, more or less, to point of beginning.

Being a portion of the same premises conveyed to William E. Boyce and Nancy E. Boyce by Deed of John E. Lombard and Clifford Wendelken, dated January 9, 1973 and recorded in York County Registry of Deeds, Book 1978, Page 550.



YHR July 27, 1973

We, William E. Boyce and Nancy E. Boyce, husband and wife, being grantors,

~~do hereby~~ release all rights by descent and all other rights.

Witness our hands and seals this twenty-seventh day of July 19 73
James Martin Dineen William E. Boyce
(to both) Nancy E. Boyce

The State of Maine

YORK ss.

July 27, 19 73

Then personally appeared the above named William E. Boyce and Nancy E. Boyce

and acknowledged the foregoing instrument to be

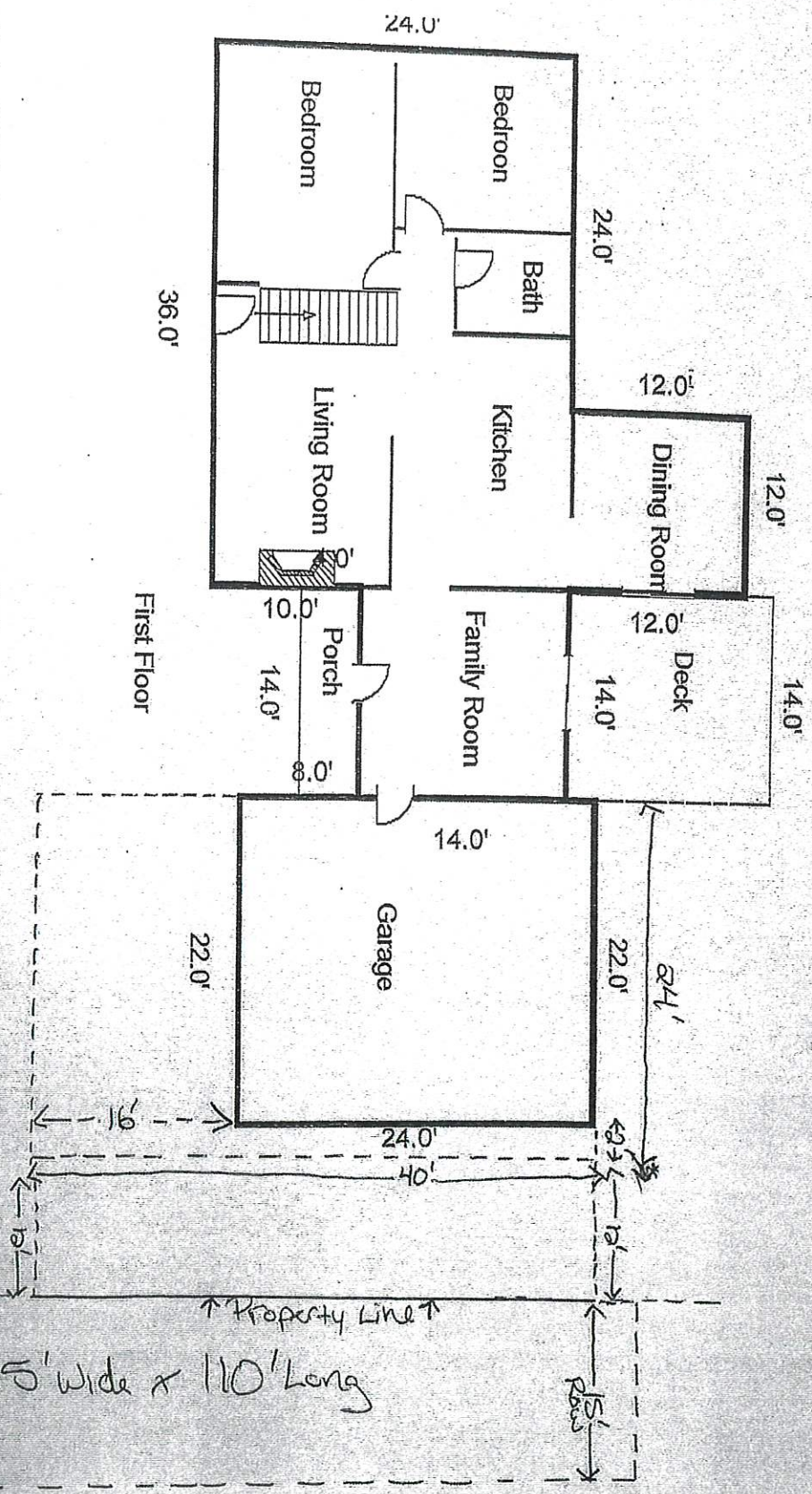
their free act and deed,
Before me, James Martin Dineen
Justice of the Peace - Attorney at Law - Notary Public

12205 Warranty Deed - Joint Tenancy - Short Form

York, ss.
Received JUL 27 1973 at 3:45 PM
and recorded from the original.

Existing 22' x 24' garage to be torn down and replaced by 24' x 40' garage w/ Apartment Above.

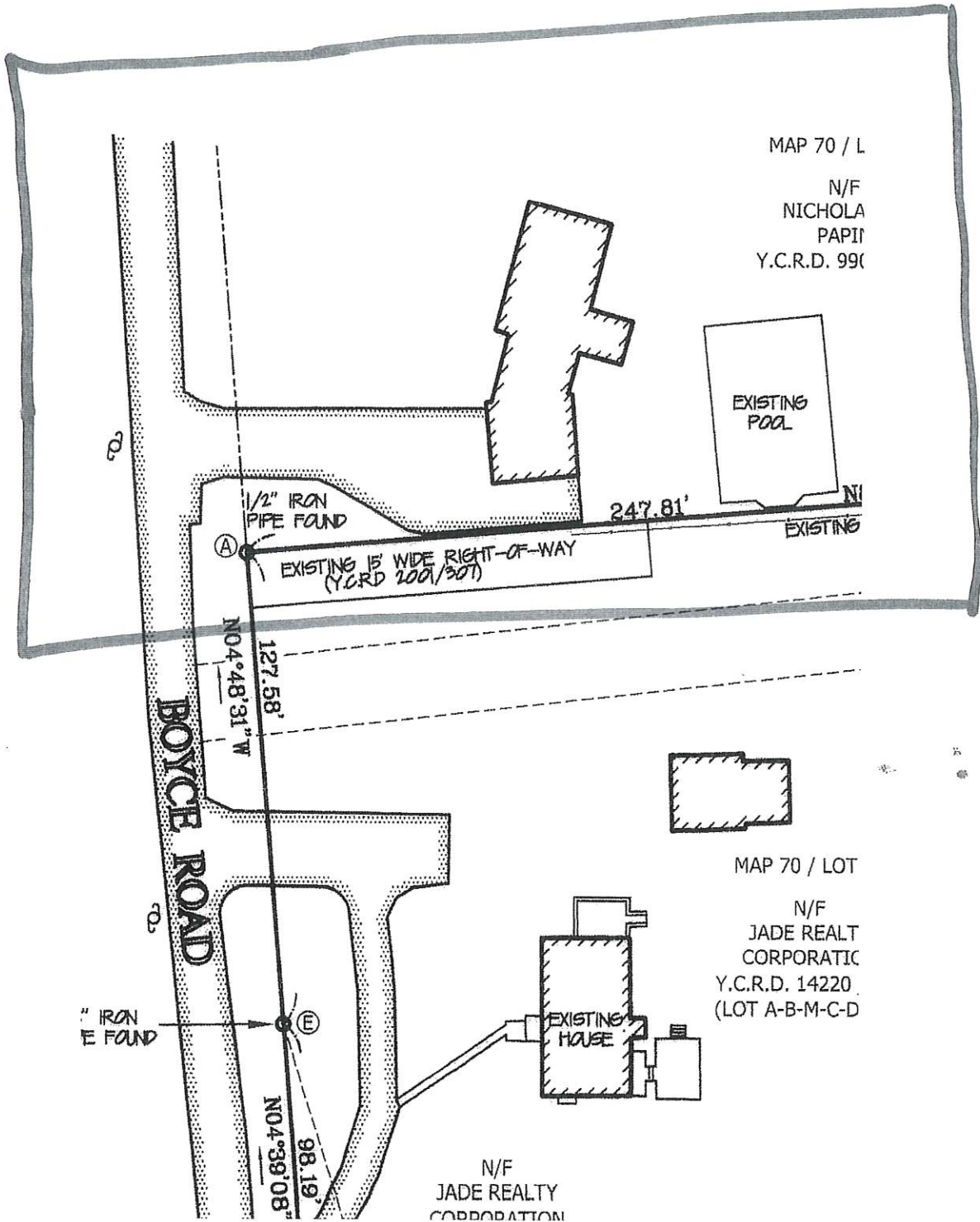
Sketch by Apex IV Windows™



Row 15' wide x 110' Long

Boyle Road

15' Road



[illegible]

REFERENCE PLANS:

1. BOUNDARY SURVEY FOR JADE REALTY CORPORATION, DATED MAY 2, 2006, BY ANDERSON LIVINGSTON ENGINEERS, INC.; SCALE 1"=40'; NOT RECORDED.

LEGEND:

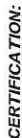
NORTH OR THIRDSLEY
SQUARE FEET
YORK COUNTY AGENCY OF EEDS
LENGTH OF CURVE (FEET)
RADIUS OF CURVE (FEET)
CENTRAL ANGLE OF CURVE
SLOD BUILT / PADE NUMBER
APPROXIMATE ADJACENT PROPERTY LINE
ACCESS PROPERTY LINE

LOT CORNER BEARING

EXISTING EDGE OF ACCESS ROAD

EDGE OF PAVEMENT

DISCUSS THIS



THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH CHAPTER 90, PART 1 (PROFESSIONAL STANDARDS OF PRACTICE) OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS (SEE NOTE #1).

DATE: MARCH 9, 2011
BY: STEPHEN H. WOOD
JAMES PROFESSIONAL LAND SURVEYOR #302
115 CONSULTANTS
SOUTH BOWDOKE, MAINE 030074

STATE OF MAINE
DOCK COUNTY, ME.

RECEIVED APRIL 4, 2011
AT 8:57 AM, AND RECORDED IN
PLAN BOOK 249, PAGE 58
TEST Claude Dubé REGISTER
Notary

GRAPHIC SCALE



STATE OF NEW YORK

DATE	MARCH 9, 2011	
PROJECT NO.	05-739.00	4
DRAIN BY	SC/CHM	3
CHECKED BY	CHM	2
SCALE	1" = 40'	1
SHEET NO. 1 OF 1		NO.

SINCE	
	2



CIVIL
CONSULTANTS

OWNER'S MAILING ADDRESS:
MR. EDWARD H. FILLMORE
JADE REALTY CORPORATION
P.O. BOX 799

(PROJECT: RILW002) J:\aaa\2006\0673900\06739PLAN-REV10-23-09.dwg 3/9/2011 7:38:20 AM EST

PROJECT NUMBER: 06-739.00

PLAN OF BOUNDARY REVISION
JADE REALTY CORPORATION
BOYCE ROAD
ELIOT, YORK COUNTY, MAINE

22 Boyce Road – Aerial image



Town of Eliot
----- R e c e i p t -----

08/21/23 3:06 PM ID:KRT #1562

TYPE----- REF--- AMOUNT

BOARD OF APPEALS 70-30

Appeal #:9/21/2023

BOARD OF APPEAL 150.00

Total: 150.00*

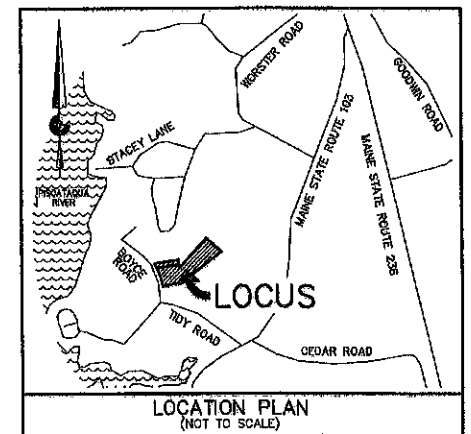
Paid By: TURGEON

COPY

www.eliotmaine.org

Check: 150.00

2462 - 150.00



NOTES:

1. THE EXISTING BOUNDARIES AS SHOWN ON THIS PLAN ARE BASED ENTIRELY ON REFERENCE PLANS #1 & #2. ALL PHYSICAL DETAIL AS SHOWN IS ALSO DERIVED FROM REFERENCE PLANS #1 & #2. NO FIELD SURVEY OR RESEARCH WAS CONDUCTED BY CIVIL CONSULTANTS. NO BOUNDARY OPINIONS ARE EXPRESSED BY CIVIL CONSULTANTS.
2. THE PROPOSED NEW LOT LINES AND PARCEL AREAS WERE COMPUTED BY CIVIL CONSULTANTS BASED ON DIMENSIONING FROM REFERENCE PLANS #1 & #2.
3. THE LOCUS PARCEL IS LOCATED IN "ZONE X", ON THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF ELIOT, NEIGHBORHOOD COMMUNITY DEVELOPMENT ZONING MAPS BY EFFECTIVE DATE, JUNE 6, 1989. ZONE X IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN".
4. THE LOCUS PROPERTY IS IN THE RURAL ZONING DISTRICT. DIMENSIONAL REQUIREMENTS ARE AS FOLLOWS: MINIMUM LOT SIZE 3 ACRES, MINIMUM STREET FRONTAGE=200', MINIMUM FRONT SETBACK=30', MINIMUM SIDE SETBACK=20', MINIMUM REAR SETBACK=30', SETBACK FROM NORMAL HIGH WATER MARK=75', MAXIMUM LOT COVERAGE=10% AND HEIGHT LIMITATION=35'. FOR MORE COMPLETE ZONING INFORMATION REFER TO THE TOWN OF ELIOT ZONING ORDINANCE.
5. TOTAL LOT AREA = 146,113 S.F. (3.3543 ACRES).
6. DEED RECORDED AT YORK COUNTY REGISTRY OF DEEDS VOLUME 14458, PAGE 596 DESCRIBES A PARCEL OF LAND BEGINNING AT IRON PIPE E AND RUNNING "S174°06'6", 122.34 FEET TO IRON PIPE D. THIS RECORD COURSE AND DISTANCE IS ACTUALLY THE DIRECTION AND DISTANCE FROM THE POINT OF BEGINNING OF THE COURSE TO THE POINT OF BEGINNING OF THE SECOND IRON PIPE, FOR THE PURPOSE OF THIS PLAN, WE HAVE HELD THE TWO IRON PIPE MONUMENTS, THE NEXT KALLS IN THE DEED ARE FOR BEARINGS AND DISTANCES TO THE ROAD AND ALONG THE ROAD. FOLLOWING ARE THE BEARINGS AND DISTANCES: BEARING N04°35'00"W, 27.20 FEET AND N04°35'00"W, 051.9 FEET. THE SECOND BEARING, S0217°46'W, CORRESPONDS WITH THE BEARING FROM PIPE C TO THE CONCRETE POST NEAR PIPE D. AS IT APPEARS THAT THE GRANITORS (ASTBURY AND STEWART) INTENDED TO DESCRIBE AN EXTENSION OF THE LINE C-D FROM D TO F, WE HAVE USED THAT COURSE HEREIN, THE BEARING DIFFERENCE (S0217°47'W VS. S0209°00'W) IS CONSIDERED A MINOR SURVEYING DISCREPANCY. THE CORRECTED LINE COULD BE A CORRECTIVE DEED CLARIFYING THE INTENTIONS OF THE PARTIES IS RECOMMENDED.

REFERENCE PLANS:

1. BOUNDARY SURVEY FOR JADE REALTY CORPORATION; DATED MAY 5, 2009; BY ANDERSON LIVINGSTON ENGINEERS, INC.; SCALE 1"=40'; NOT RECORDED.
2. PLAN OF RIGHT OF WAY FOR JADE REALTY CORPORATION; DATED MAY 25, 2009; BY ANDERSON LIVINGSTON ENGINEERS, INC.; SCALE 1"=40'. RECORDED Y.C.R.D. IN PLAN BOOK 313, PAGE 5.

LEGEND:

N/F
S.F.
Y.C.R.D.
L
R
Δ
2250' / 262'

Ⓐ

ALLEGANY COUNTY DEPARTMENT OF LANDS AND FORESTRY

NOW OR FORMERLY
SQUARE FEET
YORK COUNTY REGISTRY OF DEEDS
LENGTH OF CURVE (FEET)
RADIUS OF CURVE (FEET)
CENTRAL ANGLE OF CURVE
DEED BOOK / PAGE NUMBER
APPROXIMATE ADJOINING PROPERTY LINE
LOCUS PROPERTY LINE

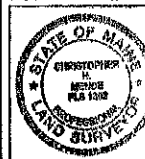
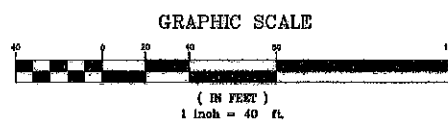
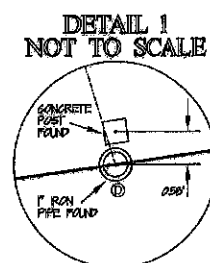
LOT CORNER IDENTIFIER

EXISTING EDGE OF ACCESS ROAD
EDGE OF PAVEMENT
DECIJOUOUS TREE

CERTIFICATION:

THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH CHAPTER 90, PART 1 (PROFESSIONAL STANDARDS OF PRACTICE) OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS. (SEE NOTE #1).

CHRISTOPHER H. MENDE DATE: MARCH 9, 2011
MAINE PROFESSIONAL LAND SURVEYOR #1302
CIVIL CONSULTANTS
SOUTH BERWICK, MAINE 000074



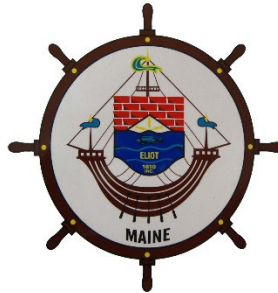
DATE	MARCH 9, 2011				
PROJECT NO.	06-739.00	4	REMOVED GREEN BRIAR DRIVE	03/09/11	CHM
DRAWN BY	SC/CHM	3	REMOVED GREENBRIAR CIRCLE	10/23/08	CHM
CHECKED BY	CHM	2	ADDED NOTE 6	4/08/09	CHM
SCALE	1" = 40'	1	ADDED BEARINGS & AREA TO LOT D-F-E-D	4/08/09	CHM
SHEET NO. 1 OF 1		NO.	REVISION	DATE	APPROV



OWNER'S MAILING ADDRESS:
MR. EDWARD H. FILLMORE
JADE REALTY CORPORATION
P.O. BOX 799
GREENLAND, NH. 03840

**PLAN OF BOUNDARY REVISION
JADE REALTY CORPORATION
BOYCE ROAD
ELIOT, YORK COUNTY, MAINE**

PROJECT NUMBER: 06-739.00



**TOWN OF ELIOT
INCORPORATED 1810
1333 STATE ROAD
ELIOT, MAINE 03903
439-1813
LEGAL NOTICE
ELIOT BOARD OF APPEALS**

TYPE OF MEETING: In-Person/Remote Option
DATE: October 19, 2023 **TIME** 7:00 P.M.
LOCATION: Town Hall/Remote Option

PUBLIC HEARING:

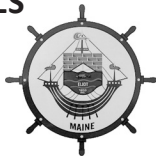
- a) **Bruce Turgeon requesting Practical Difficulty Variance for property located at 22 Boyce Road, Map 70 Lot 30, in the Rural District for a 50% reduction in setback for an existing non-conforming lot.**

Interested persons may be heard and written communication received regarding this application at this hearing. The application is on file and available for review in the Land Use Office at Eliot Town Hall, 1333 State Road, Eliot, ME 03903.

The meeting agenda and information on how join the remote Zoom meeting will be posted on the web page at eliotmaine.org/board-appeals.

Town of Eliot
ELIOT BOARD OF APPEALS

TYPE OF MEETING: In-Person/Remote Option
DATE: October 19, 2023
TIME: 7:00 P.M.
LOCATION: Town Hall/Remote Option



PUBLIC HEARING:

A) Bruce Turgeon requesting Practical Difficulty Variance for property located at 22 Boyce Road, Map 70 Lot 30, in the Rural District for a 50% reduction in setback for an existing non-conforming lot.

Interested persons may be heard and written communication received regarding this application at this hearing. The application is on file and available for review in the Land Use Office at Eliot Town Hall, 1333 State Road, Eliot, ME 03903.

The meeting agenda and information on how to join the remote Zoom meeting will be posted on the web page at eliotmaine.org/board-appeals.

ALDERSON, CHRISTINE K
34 BOYCE RD
ELIOT, ME 03903

HAGGERTY, JOHN J
HAGGERTY, MISTY L
50 TIDY RD
ELIOT, ME 03903

STETSON, GAIL
158 TIDY RD
ELIOT, ME 03903

AMMONS, DAN
32 TIDY RD
ELIOT, ME 03903

HORVATH, JOSEPH M/ANNE-MA
JOSEPH M/ANNE-MARIE P HOR
27 BOYCE RD
ELIOT, ME 03903

STOUT, DANIEL C
STOUT, JENNIFER M
72 TIDY RD
ELIOT, ME 03903

ASTBURY, BRIAN JR
STEWART, ALESHA
66 TIDY RD
ELIOT, ME 03903

JOHNSON, TRAVIS J
JOHNSON, MICHELLE L
11 BOYCE RD
ELIOT, ME 03903

SUAREZ, ANTHONY D
SUAREZ, DANIELLE N
82 GREENBRIAR DR
ELIOT, ME 03903

CARY, CHERYL A
81 GREENBRIAR DR
ELIOT, ME 03903

LEE, NIKULAUS
LEE, BRANDI
66 DC DR
ELIOT, ME 03903

WARNER, VERNON
WARNER, HEIDI
10 BOYCE RD
ELIOT, ME 03903

CREAMER, SARA
86 GREENBRIAR DR
ELIOT, ME 03903

LEVESQUE, ROBERT P JR
RUNIONS, LORI A
PO BOX 65159
ORANGE PARK, FL 32065

CRIMSON BENICIA REVOCABLE
WARREN P & ROBERT H SNYDE
157 TIDY ROAD
ELIOT, ME 03903

MAYO, KERRI A
MAYO, CUTIS
89 GREENBRIAR DR
ELIOT, ME 03903

DUNDZILA, TOMAS
DUNDZILA, MYA
79 GREENBRIAR DR
ELIOT, ME 03903

MUNCHER, JOHN E
MUNCHER, MONICA M
58 TIDY RD
ELIOT, ME 03903

EVANS, TIMOTHY J
EVANS, MISTY
75 GREENBRIAR DR
ELIOT, ME 03903

SCHADLER REVOCABLE TRUST
CYNTHIA L SCHADLER TRUSTE
28 STARBOARD COVE RD
ELIOT, ME 03903

FLETCHER, COLLEEN
FLETCHER, KRISTEN
85 GREENBRIAR DR
ELIOT, ME 03903

SPADAFORA, THOMAS J., JR
55 TIDY RD
ELIOT, ME 03903

GREENBRIAR ESTATE OWNERS'
PO BOX 549
ELIOT, ME 03903

STAVROS, GARY L JR
STAVROS, JENNIFER L
20 FOGG LN
ELIOT, ME 03903